



Zoning Board of Appeals Agenda
Tuesday December 18, 2012
6:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585

Approve Minutes of November 20, 2012

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

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| 033-12
Applicant
Ward 7 | <u>2602 Kilburn Avenue</u>
Bryan McWilliams / Arty. Chester Chostner, Jr.
Special Use Permit for a paving business in a C-2, Limited Commercial Zoning District
Laid Over from September, October and November meetings |
| 038-12
Applicant
Ward 3 | <u>419 and 499 North Madison Street</u>
Dave Honkamp & Steve Hoeppner
Special Use Permit for approximately 10,000 square feet expansion of the existing 8,500 square feet building pursuant to Section 80-007-C as a legally non-conforming use, pursuant to the site plan and rendering submitted in a C-4 Urban Mixed Use District
Laid Over from November meeting |
| 043-12
Applicant
Ward 05 | <u>1441 Kishwaukee Street</u>
McDonald's USA, LLC / Attorney James E. Olguin
Variation to increase the maximum permitted wall signs from two (2) to four (4) in a C-2, Limited Commercial Zoning District |
| 044-12
Applicant
Ward 09 | <u>2101 Auburn Street and 2029 Auburn Street</u>
Deliverance Crusaders Center / Traci Madison
Special Use Permit for a church in an R-3, Multi-family Residential District and R-2, Two-family Residential District |
| 045-12
Applicant
Ward 1 | <u>7130 East State Street</u>
Chick-fil-A
Special Use Permit for a drive-thru in conjunction with a fast food restaurant
Variation to reduce the required parking from 723 parking spaces to 544 parking spaces
Variation to allow building lighting wall sconces and trash enclosure lighting to have a 75 degree cutoff or greater when lighting with less than a 75 degree cutoff is required
Variation to allow for a free-standing pylon sign when a free-standing landmark-style sign is required in a C-2, Limited Commercial Zoning District |



- 046-12**
Applicant
Ward 3
- 939 North 2nd Street**
Kurt Johnson
Special Use Permit for a Planned Unit Development consisting of a bed and breakfast with event venues in an R-1, Single-family Residential Zoning District
- 047-12**
Applicant
Ward 4
- 6115 Forest Hills Road**
David Roby
Variation to increase the maximum allowable square footage of a detached garage (accessory structure) from 720 square feet to 1,032 square feet in an R-1, Single-family Residential Zoning District
- 048-12**
Applicant
Ward N/A
- Zoning Text Amendments**
City of Rockford
Zoning Text Amendments as follows:
- Article 20 Residential Districts
- 20-004 Uses:
- Table 20-1 Use Classification Table: Add Wildlife Rehabbers "S", in the RE, R-1, R1-U, R-2, R-3 and R-4 Districts
- Article 91 General Terms
- Add Definition of drop box in Article 91, General Terms as follows:
- Wildlife Rehabber – an individual licensed by the Illinois Department of Natural Resources under Section 5/3.22. Chapter 520 of the Illinois Compiled Statutes.
- 049-12**
Applicant
Ward 13
- 2311 Green Street**
Clifton L. Sims
Variation to allow a 4' chain link fence in a front yard in an R-1, Single-family Residential District